



AGENDA
SUNNYVALE PLANNING COMMISSION
456 West Olive Avenue, Sunnyvale, CA 94086
April 24, 2006

EARLY START TIME - 6:30 PM - Study Session – West Conference Room

1. **2005-1198 - Moffett Towers** [Applicant] **Jay Paul Company**: Introduction for a proposed General Plan Amendment to the Moffett Park Specific Plan, Major Design Review Permit for site plan and architectural plan review, and a Subsequent EIR for a proposed new 1.7 million square feet 70% FAR corporate campus development on two parcels totaling 53 acres located at the intersection of “H” Street and 11th Street. KD *(1 hour)*
2. **2006-0069 – KB Home** [Applicant] **Anthony R Marques Trustee** [Owner]: Application for related proposals on a 3.6-acre site located at **1168 Aster Avenue** (near Lawrence Expressway) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 213-01-015) SL; *(20 minutes)*
 - **Special Development Permit** to allow 80 condominium units,
 - **Tentative Map** to subdivide one lot into 80 condominium units and 12 common lots.
3. **Public Comment on Study Session Agenda Items** *(5 minutes)*
4. **Comments from the Chair** *(5 minutes)*

8:00 PM - Public Hearing – Council Chambers

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

APPROVAL OF MINUTES of April 10, 2006

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2006-0153 – Classic Communities** [Applicant] **Batton Associates, LLC** [Owner]: Application for related proposals on a 1.3-acre site located at **1049 Kiel Court** (near Weddell Dr) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/ Medium-Density Residential/ Planned Development) Zoning District. (APN: 110-14-144) KD; (Continued from April 10, 2006) **(Applicant requests continuance to May 8, 2006)**
 - Special Development Permit to allow 30 stacked flats and 4 townhouse units totaling 34 units on a 1.3 acre site,
 - Parcel Map to subdivide one lot for condominium units and one common area.
2. **2006-0087** – Appeal of a decision of the Administrative Hearing Officer for an application for a Variance on a 6,211 square-foot site from Sunnyvale Municipal Code section 19.34.040 to allow a six-foot setback where nine feet is required. The property is located at **734 Ashbourne Dr** (near E Fremont Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 309-06-016) SL **(Continued from April 10, 2006)**
3. **2006-0276** – Application for a Special Development Permit on a 3,384 square foot site to allow a 176 square foot one story addition to a 1,881 square foot home resulting in 60.7% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **533 Anacapa Terrace** (near Morse Ave) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 204-16-088) KD **(Continued from April 10, 2006)**
4. **2006-0159** – Application for a Variance from Sunnyvale Municipal Code section 19.34.030 to allow for a 252 square foot accessory utility building with a one foot six inch side yard setback where six feet is required and a one foot six inch rear yard setback where ten feet is required. The property is located at **1349 Cordilleras Avenue** (near W Fremont Ave) in an R-1 (Low-Density Residential) Zoning District. (APN: 323-07-046) RK
5. **2004-0167 – City of Sunnyvale – Study Issue - Zoning Tools to Encourage the Development of Ownership Housing JM**
6. **Planning Commission Attendance at City Council Meetings**

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
 - City Council Meeting Report
 - Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

Notice to the Public:

Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.104 ADA Title II)

VISUAL PRESENTATION

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2006:

January 9	May 22	October 9
January 23	June 12	October 23
February 13	June 26	November 13
February 27	July 10	November 27
March 13	July 24	December 11
March 27	Aug 14	January 8, 2007
April 10	Aug 28	January 22, 2007
April 24	Sep 11	February 12, 2007
May 8	Sep 25	February 26, 2007

- * Joint Study Session with City Council
- ** City Council Study Issue Workshop
- *** Special Planning Commission Meeting

Planning Commission *typically* meets the 2nd and 4th Monday of each month. Study Sessions are held at 7 p.m. in the West Conference Room. Public Hearings are held at 8 p.m. in the Council Chambers. Public Hearings are broadcast on KSUN.

Channel 15 – KSUN

Monday, April 24, 2006	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, April 27, 2006	Planning Commission Meeting (Replay of April 24, 2006) 8:00 p.m.
Saturday, April 29, 2006	Panning Commission Meeting (Replay of April 24, 2006) 11:00 a.m.
Sunday, April 30, 2006	Planning Commission Meeting (Replay of April 24, 2006) 11:00 a.m.

GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION

Public Announcements – Beginning of Meeting

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

Public Hearings – Order of Hearing as Follows:

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

Citizens to be Heard

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

<p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p>
